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| 1 | Title page | • Welcome  
• *(Click)* Credit Enterprise, HUD, RA, Move LA & SAJE  
• 3 Housing Modules in the Curriculum  
• Information to discuss in large group  
• Hands on exercises in small groups |
| 2 | Title page Part 1 | This session has two parts:  
Part 1 - How much housing do we need?  
Part 2 – Where could we build these new homes? |
| 3 | Pop Quiz on Homeless | *(Click)* Read the options and have people raise their hands.  
Correct answer is *(Click)* “(a) New York City” with 66,000 homeless people, followed by Los Angeles with 57,000. |
| 4 | Pop Quiz on Hours at minimum wage to afford a studio apt | *(Click)* Read the options and have people raise their hands.  
Correct answer is *(Click)* “(c) 120 hours.” So that means we need at three people working full time if they are earning minimum wage just to get a studio, not even a 1-bedroom. $961 is the “Fair Market Rent” for a studio apartment and $1,159 for a one-bedroom. |
| 5 | Official definition and scope of overcrowding | One way people cope with high rents and low wages is to double up with friends, family or get room mates  
federal government’s definition of SEVERE overcrowding  
• Two people living in a studio – remember 120 hrs/week earning minimum wage to afford a studio, but you will be overcrowded  
• *(Click)* 5 people in a one-bedroom apartment – this is too common in Los Angeles, people sleep in the living room  
• *(Click)* 6 people in a two-bedroom  
• *(Click)* In 2000 there were over a quarter of a million households in the City living in severely overcrowded (Census) |
| 6 | Official definition and scope of overpaying | Another way people cope is to use most of their income to pay the rent.  
The federal government’s definition of SEVERE over-paying is when more than HALF your income goes for rent  
175,000 households in the city are doing that (also 2000 Census) |
| 7 | 70% of transit riders make less than $25K/yr | New market-rate apartments and condos are only affordable *(Click)* if you make over $90K/year |
| 8 | Overpaying/Overcrowding Maps | • Map of City of LA’s 35 Community Plan Areas. Help people get oriented to the map by pointing out downtown, San Pedro, Santa Monica, San Fernando Valley.  
• Overcrowding: darker orange represents more households living in severely over-crowded conditions. Clustered in and around downtown.  
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| 14   | New Housing: Market rate and affordable | - During last boom there was a lot of new construction, but it wasn’t in all parts of the city  
- Darker orange means more units  
- Point out Downtown (4,700+ new units) & Palms (almost 3,800) |
| 13   | 15-25 minute commute on transit now and after Measure R | - Blue is the area that is within a 15-25 minute commute of UCLA by transit now  
- Red is the expansion of that area after Measure R is done  
- This is a map that includes both UCLA & Downtown job centers and you can see that the neighborhoods in the red and blue areas are going to be very desirable |
| 12   | Where are the jobs? | - Orient people to the map: Point out downtown, Wilshire corridor, Santa Monica, Pasadena, Glendale, Burbank, Warner Center  
- Red dots are over 10K jobs, orange 5-10K jobs, yellow 4-5K jobs, etc.  
- Point out South LA’s close proximity to jobs |
| 11   | Title Page, Housing Part 2 – Where could we build the new homes? | We just finished Part 1 - How much housing do we need?  
Now: Part 2 – Where we could build the new homes? |
| 10   | Small exercise Group: Set goals for new housing for your community plan area | - We’re going to get more information on what is affordable and set some goals for new housing in your community plan  
- Now that you’ve got some information on the need for housing citywide, you are going to decide what part of that citywide need should be met in the West Adams-Leimert-Baldwin Hills Community Plan area which makes up about 4% of the city.  
- We’ll come back and talk about the goals each group set and their rationale.  
- Later we will talk about where the housing should go, so you don’t need to worry about that now.  
- Small group facilitators raise your hands |
| 9    | Rents at Wilshire/Vermont Station | Sign for new apartments over the Wilshire Vermont Red Line Station taken in 2008  
- (Click) Studio rents for $1,450 means you need an income of $52k/yr  
- (Click) 1 bdrm at $1,700 means you need $63K/yr  
- (Click) 2 bdrm at $2,600 means you need $94K/yr  
- In July 2012 apartments renting for $1,410 - $2,360 |
|      | [Click] Overpaying: darker green represents more households spending over half of income on rent.  
<p>| Don’t add overcrowding and overpaying. These could be the same people counted twice, we don’t know. |</p>
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<td>15</td>
<td>New Housing by Community Plan</td>
<td>• (Click) New Affordable – Concentrated in &amp; around downtown Point out Westlake (over 3,000 new units), So LA (2000), Downtown (almost 1,800) • Note: lack of new affordable on Westside and in San Fernando Valley; just over 4K affordable in 3 South LA community plans representing about 20% of the total new affordable citywide</td>
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<td>16</td>
<td>Vermont Wilshire Station</td>
<td>• Hot Markets: (Click) Central City (6,500), Westlake (5,800), Wilshire (almost 4,300), • Warm markets: (Click) Hollywood, So LA, SE LA, • Cool markets: (Click) West Adams/Baldwin Hills, Boyle Heights</td>
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<td>17</td>
<td>More opportunities across the street</td>
<td>• Example of a TOD with mixed use and mixed income: 450 apartments, with shops on the ground floor over the Red Line Station. • Farmer’s Market in the plaza on Fridays • LAUSD Middle School on the other half of the block • 20% below market rents</td>
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<td>18</td>
<td>Missed Opportunity at 6th &amp; Vermont</td>
<td>• Looking across Vermont, we see the opposite: low density car oriented with a gas station, used car lot, Denny’s and a City-owned parking lot • With 12-15 story buildings behind • Imagine a new building with the parking underground, the Denny’s on the ground floor and another 450 apartments on top</td>
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<td>19</td>
<td>No vacant lots to build on?</td>
<td>• This is looking north across 6th street. • A suburban-style Walgreens sandwiched between two 12 story buildings. Built after the Red Line station opened. • This is one of the few places it makes sense to build a 10-15 story building given the size of the buildings already there. • Planning and development standards are necessary to get the kind of building that contributes to your vision for your community.</td>
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- [Click] Nuisance Properties?
- [Click] Sagging commercial strips?
- [Click] Old shopping centers?
- [Click] Historic buildings needing restoration?
- [Click] Buildings to tear down or rehab?
- [Click] Surface parking lots?
- [Click] Metro constructions staging sites?
20-24 | Building up saves neighborhoods
---|---
| • [Click] Vacant lots?
| • [Click] Other ideas?

| 20-24 | Building up saves neighborhoods
| --- | ---
| • Let’s go back to density which is so often a hot button.
| • Many times council members or community groups who are concerned about livability will push to scale a proposed development back. Let’s look at how much space 450 apartments takes up at different densities:
| • (Click) Wilshire Vermont station was built at 449 apartments on 3.2 acres – this little blue shape is 140 homes/acre. It takes up half a city block, the other half is a new LAUSD middle school.
| • [Click] If the developer had been limited to 54 homes/acre, the max under R3 zoning, then it would have taken about 8 acres to build the same 450 apartments – the red & the blue squares totaling just less than two city blocks. These apartments in this photo.
| • [Click] If limited to 40 homes/acre – 11 acres of land would be needed – the blue & purple.
| • [Click] If limited to 20 homes/acre – 22 acres, add the orange making it roughly 5 city blocks.
| • [Click] If limited to 7 homes/acre – single family R1 zoning, would require about 62 acres – 13 city blocks.
| • (Click) Building at high density is a way to add the new homes we need near transit, without tearing down huge swaths of apartments, law school, and office buildings that are the neighborhood now. The alternative is sprawling at the urban fringe which we know isn’t sustainable.

25 | Small Group Exercise #2: You Decide: Where do you want to build new homes?
---|---
| Please see exercise instructions labeled Housing 101 Exercise 2 Instructions

| 25 | Small Group Exercise #2: You Decide: Where do you want to build new homes?
| --- | ---
| • Now we are going to see if we can make a first cut at where 4,000 new homes could be built in West Adams-Leimert-Baldwin Hills.
| • You will have 4 things for this exercise:
| 1. An aerial map that shows all the parcels that are over ½ acre.
| 2. A “ruler” to help you guess about the size parcels if you are having trouble reading the numbers.
| 3. Pins that have numbers on them representing the number of homes
| 4. A list of possible types of places to build.
| • Your set of pins equals 4,000 homes
| • Your challenge is to place all of the pins on parcels over ½ acre within the boundary of the community plan area.
| • We will come back and talk about how you did and what issues came up for you.

24 | Possible places to build
---|---
| Here’s the list of possible sites in addition to vacant lots.

25 | Thank you